

Chistochina

Comprehensive Plan

Prepared for:
Cheesh'na Tribal Council

and
Mount Sanford Tribal Consortium

Prepared by:
ASCG Incorporated

April 2006



VIII Implementation

Project Consultation

Consultation for the projects described in this comprehensive plan included input from the following entities:

- Native Village of Chistochina
- Mount Sanford Tribal Consortium
- Copper Valley Housing Authority
- Ahtna, Incorporated
- Copper Valley Economic Council

Development Project List

Based on a review of previous planning efforts and the consultation process, a development project list was completed. The projects include both capital and non-capital projects.

Multi-purpose Building

Project Description: To design and construct a 5,000 to 5,500 square foot building for a Health Clinic and office space for MSTC. The first step in this development process will be to develop a feasibility study to determine the ideal site and layout, and identify issues that may be associated with development. The clinic is intended to be approximately 1,500 square feet of the building. Denali Commission among others has been identified for funding for the clinic portion of the building.

Project Justification: IHS leases approximately 350 square feet from Cheesh-na for the MSTC/CHP health program. This office space was never intended for medical purposes and does not meet the standards of a medical facility. It contains only one exam room and a small waiting room. The problems at the existing facility are numerous; it lacks privacy, has no laundry facilities, and has neither overnight observation accommodation nor medical staff offices. The medical facility space is also shared with other non-medical governmental services making private medical consultation problematic. Renovation and expansion of the existing space was considered but is not practical because of the many deficiencies. A more economical alternative is for a complete replacement.

MSTC business is currently conducted in a trailer that at one time was the clinic. MSTC administers health care and other Tribal programs. The land currently being used by the MSTC office is on a Native Allotment. It is necessary to relocate the MSTC offices to a larger facility both to accommodate their growing needs and solve their land ownership issues. MSTC has prepared a cost analysis and determined that they are able to contribute to the office portion of the multi-purpose building.

Estimated Costs: Feasibility Study – \$50,000

Design and Construction - \$1.4 Million (This estimate based on general construction costs and does not include medical costs. This estimate will be refined after completion of Feasibility Study)

Informational Kiosk

Project Description: Design and construct an information kiosk to orient trail users and visitors about the history and cultural significance of the area and its people, and to educate users about trail etiquette and stewardship.

Project Justification: The trails in and around Chistochina are both a cultural and subsistence resource. Unregulated usage by hunters and others has resulted in degradation of the trails and, in the view of traditional Athabascans, desecrated the sanctity of the trails. It is hoped that, through an informational kiosk, trail users can learn to better respect the trails and use them in such a way as to prevent continued environmental damage and to respect the culture of the people whose land they are crossing.

Estimated Costs: It has been estimated between \$15,000 to \$25,000 dollars. This includes labor, cost to construct, and other overhead.

New Subdivision

Project Description: Design and construct 18 new houses on 5-acre residential lots, as well as making approximately 20 acres available for community facilities or businesses.

Project Justification: Currently housing is limited to older housing units. Community facilities are scattered, with some offices located in the older part of town while other community facilities are located in the newer area. Access to new developable lands is limited. There is a need for new housing and lands for community development. The community would also like to encourage some commercial development. This location is near existing community facilities located across the Tok Cutoff. This location would allow residents to participate in community social events and meetings without having to drive. This is especially important to the Tribe's elderly members.

Estimated Cost: \$200,000 per house.

New Subdivision Road

Project Description: Design and construct approximately one mile of new gravel road which would provide access to 18 new, 5-acre residential lots, as well as making approximately 20 acres available for community facilities or businesses.

Project Justification: There is a need for new housing and lands for community development. The community would also like to encourage some commercial development. This project provides access to over 100 acres for these purposes.

Estimated Cost: \$350,000 has been allocated to create a BIA Project Development Manual, which would allow this project to move forward and receive BIA Funding. Design and construction costs are estimated at \$1.8 million.

Business complex

Project Description: Set aside land for future development of a business complex.

Project Justification: To allow for business development that can help to sustain the community and to improve its economy.

Estimated Costs: The development of the business complex is intended to be accomplished by private developers. Costs will vary depending on actual structures constructed. The cost to set aside the land is minimal and is intended to spur local community economic development.

Alternative Energy Project

Project Description: Construct hydroelectric power generators in the community.

Project Justification: The installation of hydroelectric generators will help to reduce the ever-growing energy costs.

Estimated Costs: \$25,000+

Washeteria & Sanitation Project

Executive Summary

On June 23, 2002 the Cheesh-na Tribal Council received a Sanitation Improvement Grant from the State of Alaska, through the Village Safe Water (VSW) program for completion of a Water and Sewer Facilities Master Plan. The Cheesh-na Tribal Council is the grantee and represents the residents of Chistochina. VSW is providing funding oversight and serves as the technical advisor for the village.

This feasibility study addressed the development of washeteria that would provide laundry service to residents in the Chistochina area and travelers passing through the area along the Glenn Highway. In addition, the study addressed a piped water system and wastewater systems that would serve the Community Center area and the adjacent New Subdivision.

On July 30, 2003 the Tribal Council selected water Alternative W-3 and wastewater Alternative S-2 as the preferred alternatives. The selected water and wastewater alternatives were broken into three development phases. ***Phase I is the only phase the Tribe desires to construct at this time.*** The remaining two phases addressed additional piped water and sewer coverage of the planning area and may not be needed for many years.

The Phase I water and sewer project would provide washeteria services to the Chistochina area and provide piped water and sewer to the Community Center, including

construction of a new community drain field that would replace the failing drain field within the Community Center. The proposed washeteria would also provide laundry service to the surrounding area. Presently, local residents travel 45 miles to Glennallen, the nearest washeteria, to do their laundry. According to the community survey of 48 homes in the Chistochina area, the average household cost to do laundry was \$70 per month. The washeteria would provide service to homes located along the Glenn Highway.

The Phase I piped water and sewer systems would provide service to the Tribal Buildings within the Community Center such as the existing Day Care, Clinic/Tribal Building, Community Hall, Library/Workshop, and the New Tribal Complex Building.

Funding

To make these projects a reality, continued coordination must take place and funding sought. It may also be necessary to phase the larger projects and to look for multiple funding sources. As described in the transportation section, the BIA IRR program can be one source for funding for transportation planning, design, construction and maintenance. Other agencies known to provide funding include the Denali Commission, the ADOT&PF, the US Department of Agriculture Rural Development, and the US Department of Housing and Urban Development.

Review While a comprehensive plan is designed to plan for the next 20 years, it is important to review the plan on a more frequent basis to keep it up to date. Project priorities should be reviewed on an annual basis, and minor plan updates should be considered approximately every five years, with major revisions occurring every 10 to 12 years. The Tribal Council is responsible for seeing that the plan remains current and relevant to the needs and desires of the Tribe.

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I Introduction

In 2005, Mount Sanford Tribal Consortium (MSTC), representing the villages of Chistochina and Mentasta, received funding from the Denali Commission to develop community plans for the two villages. Such plans assist communities in identifying and meeting their future needs and have become a critical component in obtaining important funding for infrastructure projects. This comprehensive community development plan is intended to address health care issues, as well as community and economic development in Chistochina. This plan is intended to:

- Identify an overall vision and supporting goals that will set the direction for community development.
- Examine and evaluate existing documents and reports pertaining to current infrastructure, economy land use and community facilities and utilities.
- Identify future development projects.
- Respectfully coordinate with the local community to solicit input and become partners in project development.
- Develop data collection activity in such a way as to support future funding requests.
- Create existing and future land use maps in coordination with the community plan.
- Provide a document well grounded in research that communicates a strategy for future economic and community development.

II Vision

A vision statement is a description of the community's desired future based on the residents' values. It is an ideal future condition, and though it may be difficult to achieve, the community continues to strive toward achieving the vision.

Chistochina Vision Statement

We envision a strong culture and community through protecting our Land and Traditional Values and by empowering our People to be Strong and Healthy in Mind and Body.

The vision statement was developed in several planning session by the Cheesh-na Tribal Council, staff, Tribal members, and representatives of MSTC.



Cheesh-na Trbal Council

III Community Involvement & Participation Process

A public meeting was held in Chistochina, and interviews were conducted with the key stakeholders, such as the Tribal Administrator, Environmental Protection Agency (EPA)/Natural Resource Director, and Mount Sanford Tribal Consortium staff. The public meeting was on October 27, 2005 at the Community Hall. Seven people attended including three Council members. The planning process was described and participants were asked to discuss the plans they had previously done, goals and objectives, the mission statement and proposed projects. Participants discussed land use and indicated where future facilities were intended to be constructed.

The Cheesh-na Tribal Council provided the following documents for review:

A Report on Tourism Opportunities, Prepared for Chistochina Tribal Council by Alaska Village Initiatives, December 1997

Cheesh'na Native Village Tribal Search Conference May 22 & 23, 2002, Chistochina, Alaska, A Tribal Planning Documentary Report

Cheesh-na Tribal Council Tribal Environmental Management Plan, Prepared by Alaska Village Initiatives, 2003

Chistochina, Alaska BIA Long Range Transportation Planning, Prepared for the Cheesh-na Traditional Council by Kuskokwim Architects and Engineers, November 2001

Copper Valley Regional Plan, CEDS Comprehensive Economic Development Strategy, Prepared by the Copper Valley Development Association, Inc., 2003

Environmental Assessment for the Proposed Cheesh-na Subdivision Project, Chistochina, Alaska, Prepared for the Cheesh-na Tribal Council and the BIA Branch of Transportation, by KAE, Inc., October 2004.

Geotechnical Investigation BIA Subdivision Road Project, Chistochina, Alaska, Prepared for Kuskokwim Architects and Engineers, Inc., by G. Scott Crowther, Crowther Associates, April 8, 2003.

Hydrology Study for the Cheesh-na Road Project, Performed for the Cheesh-na Tribal Council by KAE, Inc., April 2003.

I Am a Trail Video, Produced for the Cheesh-na Tribal Council by Native Media, 2000.

Solid Waste Management Plan for Cheesh-na, Alaska, Prepared by Zender Environmental Science and Planning Services, January 2005

A draft plan was presented to the community and to MSTC. After comments were collected, the plan was revised and distributed.

IV Community Goals and Objectives

Goals and objectives identify specific ways that the Tribe has chosen to work toward achieving their vision for the future. Establishing a goal is a way of taking aim or charting a direction for the community. Goals define the direction that the community wants to take.

Once goals are established, then objectives can be developed. Objectives are specific actions that the community will perform in order to achieve the goals. Objectives can also be seen as a way of measuring the success of the plan because they are tangible.

For the purposes of this Community Plan:

A goal is defined as a broad statement of a desired result.

An objective is more specific and easier to measure than a goal.

Based on information gathered through community involvement and from past planning efforts, the following goals and objectives were developed to help guide the plan.

Goal 1 – Community Wellness: To continue a community-driven approach to promote a healthy community

Objective 1.1: Have regular Healing Circle to promote a healthier community.

Goal 2 – Healthcare: All Tribal Members will have access to quality health care in a reasonable time

Objective 2.1: Hire a local Nurse practitioner

Objective 2.2: Initiate local eye care and dental services

Objective 2.3: Build a multi-purpose building with MSTC offices and a health clinic so Tribal office space (currently used for medical services) can be used for intended purpose as offices.

Goal 3 – Housing: Establish a Housing Authority that meets our housing needs.

Objective 3.1: Pass a resolution to form a Tribally Designated Housing Entity (TDHE)

Objective 3.2: Submit grants to fund position and program.

Objective 3.3: Develop structure of TDHE

Goal 4 – Governance: Government should serve by example.

Objective 4.1: Amend by-laws to prohibit conflict of interest.

Objective 4.2: Reduce number of Council members from 7 to 5.

Objective 4.3: Eliminate pay for Council members – people should serve because it is their duty to their community.

Objective 4.4: Adopt provision regarding malfeasance and procedures for removal of errant Tribe Council members

Goal 5 – Culture: To be respectful to one another and promote and preserve our culture and value system.

Objective 5.1: Identify new traditional burial sites.

Objective 5.2: Implement language curriculum in school and community.

Objective 5.3: Utilize the Yukon Language School.

Objective 5.4: Copyright, archive, and secure existing cultural materials related to Cheesh-na.

Objective 5.5: Develop a functional dance group.

Objective 5.6: Teach Traditional Governance protocols.

Objective 5.7: Identify original Village site(s)

Objective 5.8: Develop a cultural center.

Goal 6 – Education: To provide culturally relevant education and training that results in self-sufficiency and promotes community leadership.

Objective 6.1: Keep school.

Objective 6.2: Increase parental involvement and guidance.

Objective 6.3: Motivate tribal members.

Goal 7 – Economic Development: To become a self-sustaining community.

Objective 7.1: Construct a business complex.

Goal 8 – Emergency Systems Infrastructure: To develop a crisis response system and set of procedures for the village.

Objective 8.1: Get sirens operational and set up designated meeting places.

Objective 8.2: Assemble list of EMTs/ETTs and establish a buddy system.

Objective 8.3: Educate community members regarding procedures and prevention.

Objective 8.4: Put in fire breaks.

Goal 9 – Land Use Planning: To develop tribal lands for housing, recreation, economic development, etc., with special emphasis on cultural and subsistence activities.

Objective 9.1: Assemble all current planning documents.

Objective 9.2: Inventory and record historical use patterns.

Objective 9.3: Draft a master land use plan and present to Tribe for approval.

Objective 9.4: Complete merger settlement with Ahtna and settle 14c land issues.

Objective 9.5: Plan for infrastructure – develop site plans – design roads – explore alternative energy.

Objective 9.6: Develop funding sources for land use planning.

“To the kids I would say, listen to the elders, listen to their stories, not just listen, you need to do it...”

from - Respect for Land, Respect Self, Video

Goal 10 – Environmental: To protect and enhance our watershed by building upon existing environmental partnerships and programs.

Objective 10.1: Establish new goals for protecting our environment and continue to provide leadership for other Tribes and environmental groups within our watershed.

Objective 10.2 Secure and implement clean water solutions for Chistochina.

Objective 10.3 Build on existing recycling program/sustainable for the next generation.

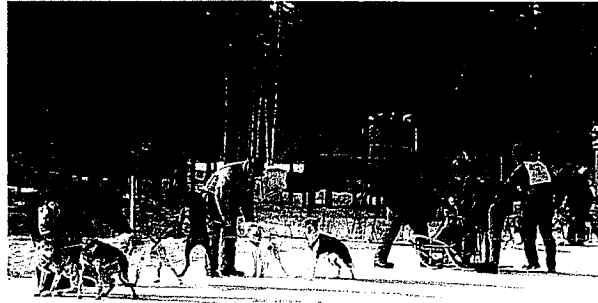
Objective 10.4 Continue with environmental education efforts

Objective 10.5 Develop options for the future users of the Chistochina Trail and to protect and preserve the subsistence why of life.

Objective 10.6 Assess and address the depletion and distribution of wildlife and their habitat.

Objective 10.7 Increase forest fire awareness and implement fire protection solutions.

Objective 10.8 Identify fuel-contaminate soils and implement prevention programs.

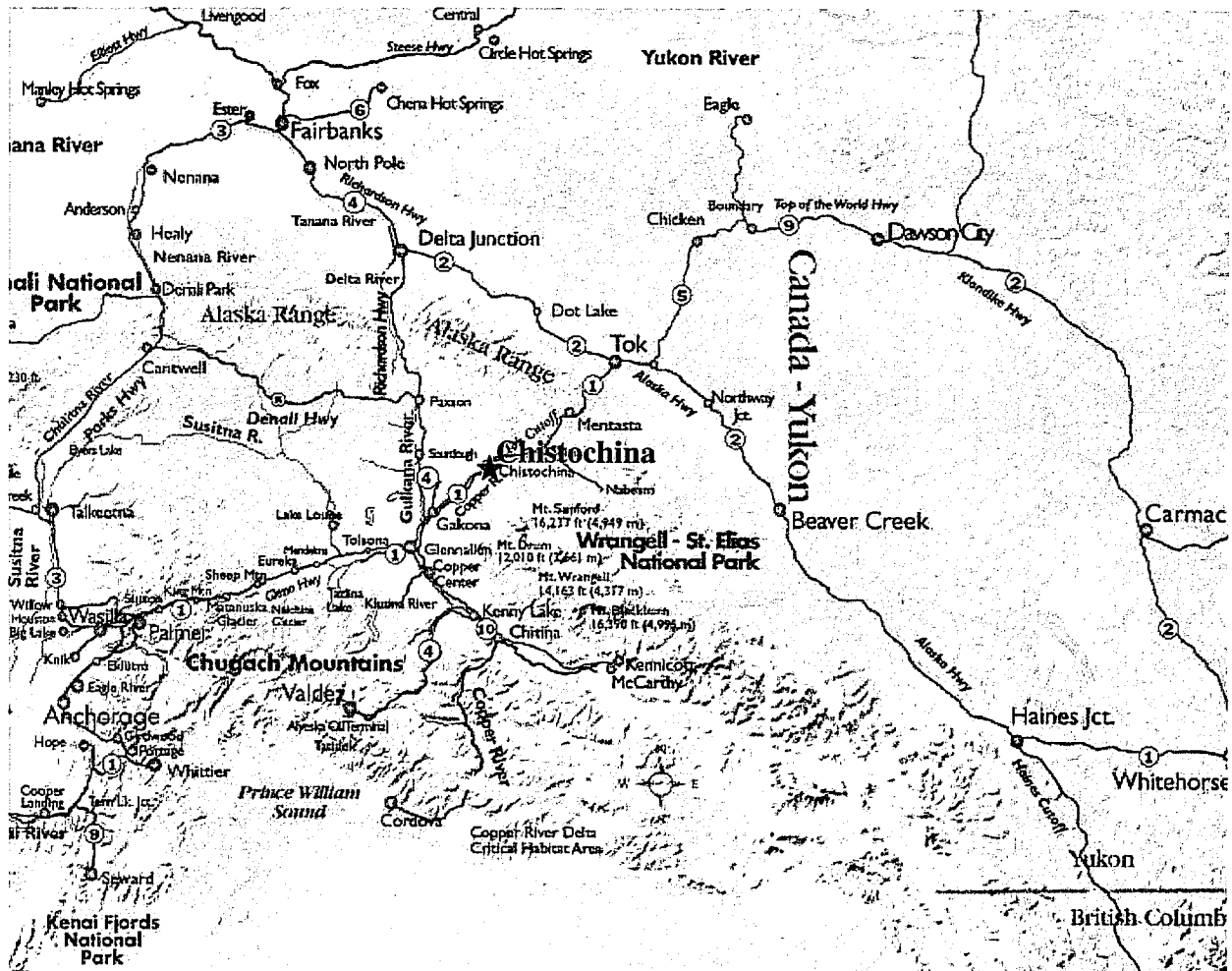


Fun Days at Chistochina

V Background

Location and Climate

Chistochina is located at mile 32.7 on the Tok Cutoff Highway on the northwest bank of the Copper River in the Copper River Basin. Sinona Creek, Boulder Creek, Chistochina River and Copper River surround the village. The Wrangell-St. Elias National Park and Preserve is located across the Copper River from the community. The village is approximately 42 road miles northeast of Glennallen and 236 road miles northeast of Anchorage. The geographical coordinates for the village are 62 degrees 34 minutes north, 144 degrees 40 minutes west. Chistochina is contained within the boundaries of the Ahtna, Incorporated Regional Corporation.



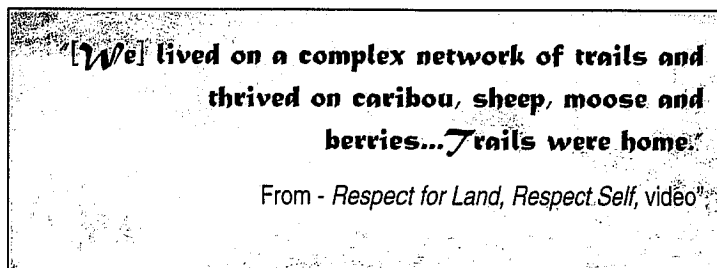
Chistochina lies within the Continental Climatic Zone of Alaska. This zone is characterized by generally light surface winds, low precipitation, low cloudiness, long cold winters, and short warm summers. Extremes in temperatures have been recorded to vary from -62°F in the winter to 91°F in the summer. Annual precipitation averages about 13 inches, while snowfall averages about 61 inches per year.

The following data was interpolated from the Environmental Atlas of Alaska and is applicable to the project area:

Mean Annual Precipitation, inches.....	15
Mean Annual Snowfall, inches.....	60
Mean Annual Temperature, degrees F	28
Thawing Index, degree days	3000
Design Thawing Index (1 year in 10), degree days.....	3500
Freezing Index, degree days	4600
Design Freezing Index (1 year in 10), degree days	6000

History and Culture

For thousands of years Cheesh-na existed as a fish camp and was used as a primary river crossing area for the indigenous people. The people who lived in the area were traders who lived in a very well defined area and traveled extensively on the many trails in the area.



*Charley Sanford 1876-1945
'Tizin Ta'*

WHOUY SZE KUINALTH

"Teaching Our Many Grandchildren"



Jericho carving a diamond willow branch



Unknown, unmarked grave near Chistochina

In 1897, during the gold rush era, the miners constructed the Valdez-Eagle Trail. During the gold rush the Trading Post was established to accommodate the miners, trappers, and traders. When the local Indians traveled they used their own trails located on the east side of the river. Strangers and others passing through used the west side of the rivers and lakes. When the U.S. Army Signal Corps decided to build the telegraph line around 1901 -1904, they found

that it was best to use the trail that the Indians used.

Chistochina Lodge was built as a roadhouse for prospectors. Gold was mined along the upper Chistochina River and its runoff creeks. The area was settled by homesteaders, although it has remained a traditional Native village. After World War II, Chistochina became a major center of the commercial guiding operations. In spite of 90 years of change and outside influences, the natives have maintained their traditional life style.

The Cheesh-na Tribal Council (CTC) is the federally recognized Tribe in the community. Cheesh-na is the shortened version of the English name for Chistochina. The name Cheesh-na was formally adopted in April 2000 by the Tribal Council. The Chistochina Village Corporation formed through ANCSA, and six other village corporations, merged with the regional corporation, Ahtna, in 1980. The merger gave Ahtna Inc. ownership and control of the village corporations' lands. The villages, through their tribal government organizations retained the right to withhold consent, within reason, to development within the boundaries of the lands previously held by their individual village corporations.

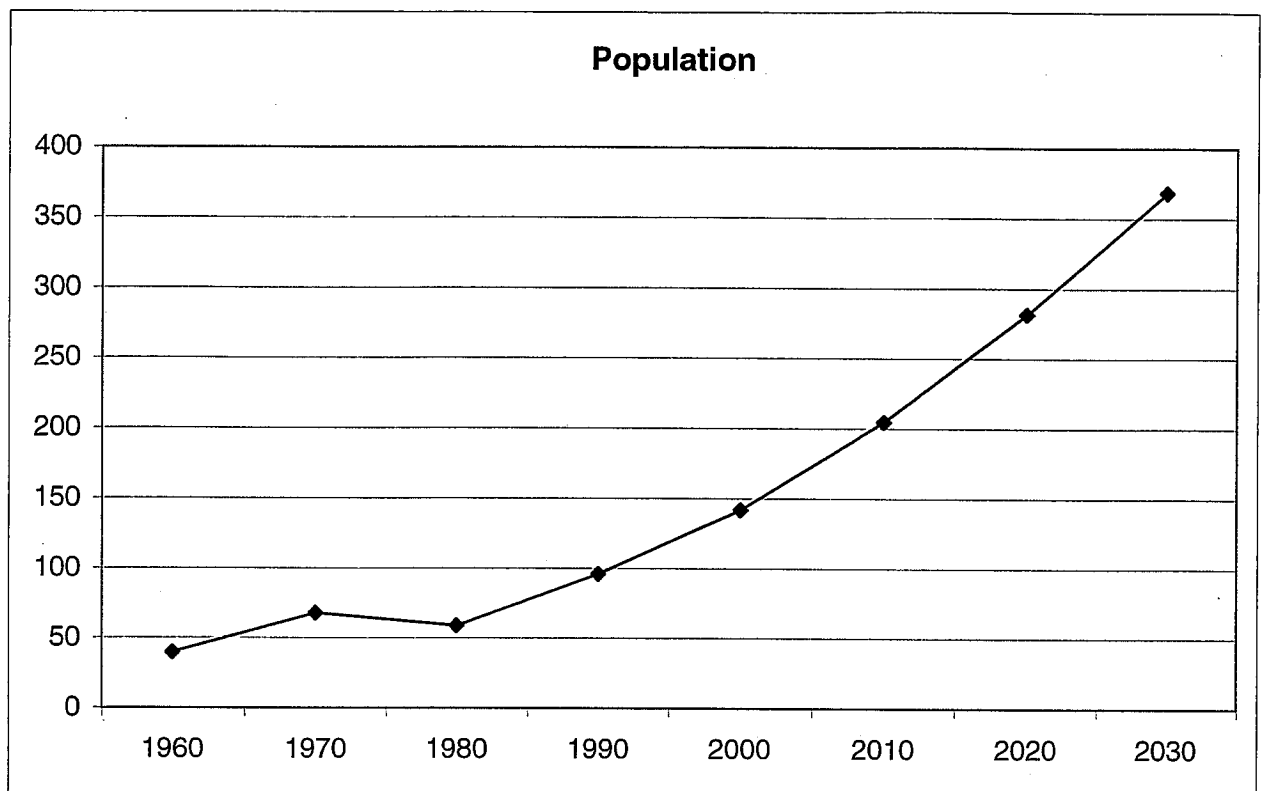
Demographics

Subsistence activities are a crucial component of the lifestyle in the village. U.S. Census data for 2000 showed 30 residents as employed. The unemployment rate at that time was 41.18 percent, although 63.86 percent of all adults were not in the work force. The median household income was \$24,107, per capita income was \$12,362, and 28.57 percent of residents were living below the poverty level.

A population projection was performed using the growth rate from 1940 to 2000. Assuming this historical rate of growth continues, Chistochina can expect an approximate population of 205 by the year 2020 and 368 by 2030.

The cultural ownership will never die. Everything once ours has been taken but they cannot take that which makes us us.

- from "I Am A Trail"



Economy

Subsistence hunting, fishing, trapping and gathering make up much of Chistochina's economy. Cash employment is limited and largely seasonal.

In 2003, the Copper Valley Economic Council and the Copper Valley Resource Conservation and Development (RC&D) Council developed a Community Economic Development Strategy (CEDS) Plan. The Copper Valley Economic Council is currently revising that plan.



Soils and Topography

Chistochina is located on a flat plateau 20 or 30 feet above the floodplain of the Copper River near its confluence with the Chistochina River. The community is generally underlain by well-drained sands and gravels, which are locally covered with a layer of clayey topsoil. Outside of the Copper River floodplain, soils consist of silt-rich glaciolacustrine deposits. The floodplain area is considered to be almost free of permafrost, however, the silty soils outside of the floodplain typically contain moderately thick to thin permafrost. Flooding has not historically been a problem at the village, though nearby Sinona Creek has been known to flood periodically in the spring. These floods have never threatened existing homes or roads.

Forest Ecosystem and Native Vegetation



The Copper Valley is an extensively forested area. The forest system immediately surrounding the village within the Copper River floodplain consists primarily of bottomland poplar-spruce forest with tall, relatively dense stands of white spruce, locally intermixed with cottonwood, balsam poplar, and birch trees. Both the cottonwood and balsam poplar quickly invade the floodplains and grow rapidly. Above the confluence of the Copper and Chistochina Rivers and in the flat to gently rolling terrain on either side of the floodplain, vegetation consists typically of lowland spruce-hardwood forest, with dense to open stands of black spruce, white spruce, and paper birch. Quaking aspen, balsam poplar, and

black cottonwood are also present.

There is a long history of frequent wild fires in the area. Between 1900 and 1950, an average of 120,000 acres burned annually, although this average has been reduced with improved fire protection measures.

Common berries are low bush cranberry, trailing raspberry, rosehips, low bush blueberry, crowberries and currants.



Chistochina Village Council Office

Infrastructure

Housing. In the early 1970s, the Copper River Native Association organized a regional housing authority to channel Federal and State housing construction funds. The community has expressed an interest in developing their own tribally designated housing authority. The following table provides information about housing in Chistochina, according

to the 2000 U.S. Census.

Housing Characteristics

Total Housing Units:	59
Occupied Housing:	37
Vacant Housing:	22
Owner Occupied Housing:	26
Median Value Owned Homes:	\$75,000
Renter Occupied Housing:	11
Median Rent Paid:	\$425

Community Facilities. Non-residential structures in the community include the church, school, community hall, fire hall, post office and MSTC and Tribal offices. There is also a baseball field and cemetery. The health care facility is extremely under sized and is in a 12 year old building that they share with Cheesh-na Tribal offices. The community is justifiably proud of its recycling center. A concerted effort has been made by the Tribe to educate residents about the benefits of recycling and about 80 percent of the community recycles regularly.



Sanitation. According to the community, about 90 percent of residences have individual wells; the rest haul treated water from the Community Center. Almost all residents use individual septic tanks, but about 2 percent use outhouses or pit privies. Most homes are completely plumbed. The local landfill is closed pending clean-up and relocation to a new site. The community needs a washeteria.

Health Care. The Chistochina health care facility serves the community. Currently the health clinic is located in leased office space near the tribal office. It is shared with other tribal offices and contains only one exam room and a small waiting room. It lacks privacy, has no laundry facilities, and has neither overnight observation accommodation nor medical staff offices. The *Alaska Rural Primary Care Facility Needs Assessment* completed in 2000 under the auspices of the Denali Commission, ANTHC, IHS and the State of Alaska assessed the Chistochina clinic. The Needs Assessment ranked the Clinic relatively well and did not address the fact that the clinic is located in a temporary leased space that is needed for its intended purpose as office space. This office space was never intended for medical purposes and does not meet the standards of a medical facility. This has affected funding.



The Regional Health Corporation provides community-based services, such as the Community Health Aide (CHA), who serves the elderly and home-bound clients, health education, and dog shot clinics. The CHA provides staffing at the clinic, contract medical and dental care. Chistochina is classified as an isolated village. It is found in Emergency Medical Services (EMS) Region 2E in the Copper River Region. Emergency Services have highway and air access. Emergency service is provided by 911 Telephone Service, volunteers and a health aide.

Education. There are 18 students enrolled in the local school, which serves grades 1-9. The school is administered by the Copper River School District. The gross square footage of the building is 5,640 feet.¹

¹ <http://www.eed.state.ak.us/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm>

Energy. Electricity is provided by the Alaska Power Company out of Tok. Chistochina is serviced by heating oil and propane providers in Glennallen. Most homes are heated with fuel oil and wood. Propane is generally used for cooking and heating water.

Existing Transportation System. Chistochina is accessible year-round by the Glenn and Richardson Highways via the Tok Cutoff. Small aircraft may land at the 2,060-foot-long by 90-foot-wide turf/gravel airstrip. Other forms of motorized surface transportation include all-terrain vehicles and snowmachines. Recently, a bicycle path was constructed in the community for non-motorized transportation.

**"...If the trails come to be roads, then we
can always say that first there were
footsteps and they were ours, and ours
alone."**

- from "I Am A Trail"

BIA Indian Reservation Road Program Road Inventory. The IRR program is jointly administered by the BIA and the Federal Lands Highway Office under Federal Highway Administration (FHWA). The program provides funding for surface transportation projects.

In November 2004, new federal legislation (Federal Register, 25 CFR Part 170), went into effect that will bring significant changes to the way that BIA administers its funds for transportation-related projects.

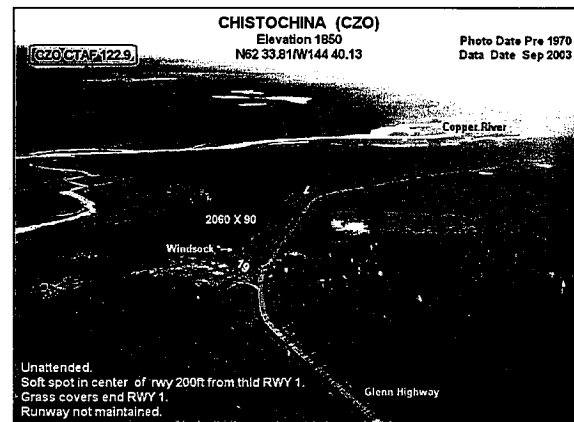
Instead of automatic pooling most tribally generated funds for use by the Alaska Region of BIA, these funds will be given directly to the tribe or to a tribal consortium unless the tribes indicate that they would like BIA to administer the funds. Those tribes who allow BIA to administer their funds will have the potential to access funds ceded by other tribes but it is likely that these remaining funds will be extremely competitive. The amount that each tribe generates varies from year to year and is based on the federal highway bill passed in May 2005. Each tribal share is based in large part on the tribe's inventoried miles. Chistochina has ten routes officially record in the IRR Program. Five routes were added to their inventory in 1993 and one additional route in 2002. In 2004 four new routes were submitted and officially accepted, for a cumulative total of 7.10 miles. Using funds available in 2005, tribal shares for Chistochina are expected to be about \$54,400. In addition, there is 2 percent planning money available to assist with transportation planning activities. The expected amount of 2 percent planning money for Chistochina is approximately \$1,300.

The Village has recently received \$350,000 to produce a project development manual in preparation for construction of a road to the community's proposed subdivision.

Airport. The Chistochina Airport is used primarily by hunting guides, climbers and the National Park Service and is the only state-owned airport between Glennallen and Tok. The Chistochina runway is adjacent to the highway and has an approach over the local school, which is a safety and noise concern to the community. The Department of

Transportation and Public Facilities (DOT&PF) retains 14(c)(4) entitlement to the Chistochina Airport and has a formal written agreement wherein Ahtna Corporation agreed to convey acreage at Chistochina. To date, Ahtna has not conveyed title to the State and the local Native village does not support the continued long-term establishment of this airport.

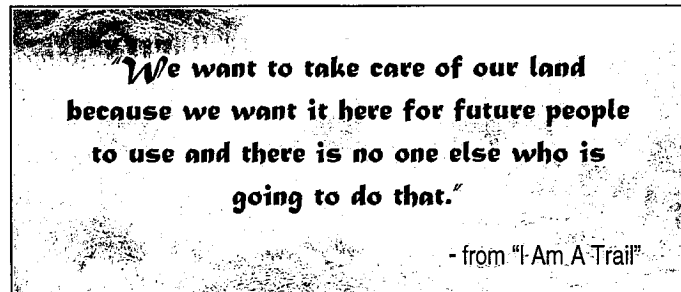
The DOT&PF intends to complete a runway relocation study for Chistochina as recommended by the DOT&PF Copper Basin Upper Tanana Valley Airport System Plan.



VI Land Use

Existing Land Uses

The community has a mixed land use pattern. These land uses currently include public, single-family residential and vacant lands. The MSTC offices are located near the existing airport in a small trailer on the native allotment (See Figure 1). Newer development has occurred one mile to the north and includes the clinic, Cheesh-na Tribal offices, community hall, and recycling facility. The State Department of Community and Economic Development is currently working with the Copper River Housing Authority to update the community profile and mapping for the community. The following map (Figure 1) indicates the current and future land uses.



Future Land Use Needs

Chistochina's future land use needs include a single family housing subdivision, health clinic, government offices, commercial development, washeteria and new airport facilities.

Absentee land ownership, inadequate space and a variety of other concerns, make the current health care space impractical. The MSTC has been working towards a long term solution and developed a more practical and economical solution for the clinic to be located in a proposed multipurpose building along with the MSTC offices on land owned by the Village. A feasibility study will be the first step in determining the most practical site, but it is proposed to be located near the other government and community building.

The community intends to set aside lots for a commercial district. New airport facilities are desired and the Alaska Department of Transportation and Public Facilities intends to begin a relocation study for the airport in 2006.



Right-of-Way and Land Ownership

The ANCSA land entitlement for Cheesh-na is 69,200 acres, of which 63,114 have been conveyed to date. Cheesh-na lands begin at mile 23 on the Tok Cutoff and end at approximately mile 56. Excepting other private property owners, Cheesh-na lands are perpendicular with the highway system and are located in and about the Wrangell St. Elias Nationals Park and Preserve. Cheesh-na lands were also selected for their resources and economic potential including subsistence; and as a result, most major waterways, lakes, creeks, and streams that surround Chistochina are under Ahtna, Inc.'s ownership.²

The Glenn Highway Tok Cutoff, which lies adjacent to the village, has a right-of-way extending 150 feet on each side of the highway centerline. Public access easements across Native lands have proven difficult to regulate and have led to a degradation of trails important to the tribe.

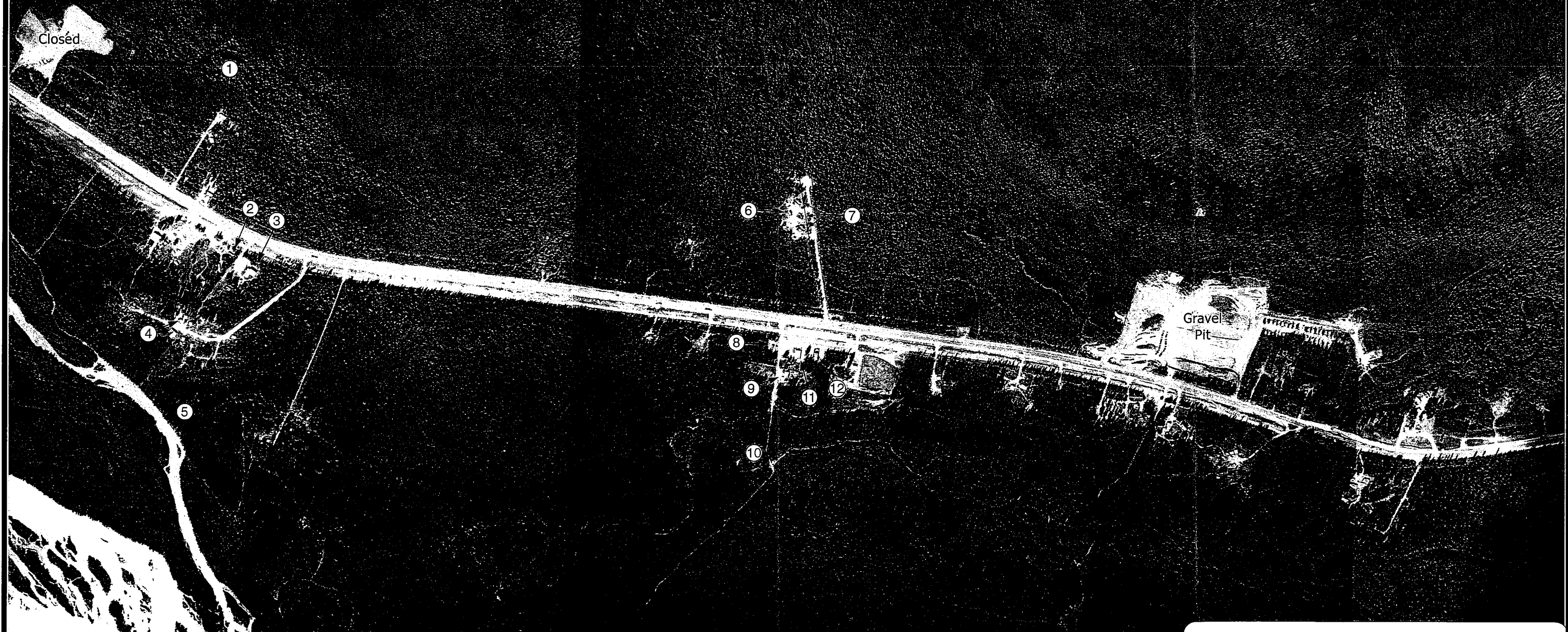
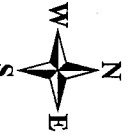
Alaska Native Claims Settlement Act (ANCSA) Land Status

ANCSA Land Entitlement:	
Village Corporation:	Ahtna, Incorporated
12(a) Land Entitlement*:	69,120 acres
12(b) Land Entitlement**:	6,000 acres

14(c)(3) Land Status:	
14(c)(3) Status:	No Activity (1,280 acres is designated)
14(c)(3) Agreement Signed:	No
14(c)(3) Acres:	0.0
Map of Boundaries done:	No
Municipal Land Trust:	Yes
Authorized Village Entity Type:	Traditional

Source: http://www.commerce.state.ak.us/dca/commdb/CF_BLOCK.cfm

² Cheesh-na Tribal Council Tribal Environmental Management Plan, 2002.



Chistochina Land Use Map

Figure 1

Source: June 2005 Aerial Photos

- | | |
|---------------------------|------------------------------|
| 1. Church | 7. Apartments |
| 2. Generator Shed | 8. Water Bldg |
| 3. Chistochina Elementary | 9. Village Office & Clinic |
| 4. MSTC Office | 10. Tourist Kiosk (proposed) |
| 5. Copper River Ranch | 11. Community Hall |
| 6. Code Red Fire Bldg | 12. Recycling Center |

VII Government

Chistochina is an unincorporated community located within the unorganized borough. Tribal government affairs are conducted by a traditional village council. The Native community is also served by Ahtna, Incorporated and the sub-regional consortium MSTC.

As an unincorporated community, Chistochina has no formal authority under state law for planning, platting, and land use regulation. Regulatory land use requirements will vary depending on the location of a specific project. As applicable, capital projects are subject to federal and state regulations, village requirements, and private landowner approvals.

Chistochina has no authority under state law for property, sales, or other tax assessment and collection.

Local contacts are listed below.

Village Council – Cheesh-na Tribal Council

P.O. Box 241

Gakona, AK 99586

James Pence, President

Phone: 907-822-3503

Fax: 907-822-5179

E-Mail: esinyon@cheeshna.com

(Village Council. BIA-Recognized Traditional Council)

Regional Organizations

School District – Copper River School District

P.O. Box 108

Glennallen, AK 99588

Telephone: (907) 822-3235

Fax: (907) 822-3949

District E-Mail: jelliott@crsd.k12.ak.us

Website: www.crsd.k12.ak.us

Superintendent: James Elliott, Superintendent

E-Mail: jelliott@crsd.k12.ak.us

School Board President: Beth Betts

Regional Native Corporation - Ahtna, Incorporated

P.O. Box 649

Glennallen, AK 99588

Phone 907-822-3476

Fax 907-822-3495

E-mail kmartin@ahtna-inc.com

Web <http://www.ahtna-inc.com/>

Regional Native Health Corporation - Mt. Sanford Tribal Consortium

P.O. Box 357

Gakona, AK 99586

Phone 907-822-5399

Fax 907-822-5810

E-mail ebeeter@mstc.org

Web <http://www.mstc.org/>

Native Housing Authority - Copper River Basin Regional Housing

P.O. Box 89

Glennallen, AK 99588

Phone 907-822-3633

Fax 907-822-3662

E-mail jdoty@crbrha.org

Web <http://www.crbrha.org/>